



Savoylands Close, Aigburth, Liverpool, L17 5BR

- Truly Exquisite Four Bedroom Detached Residence
- Finished To Exemplary Specifications Throughout
- Impressive Kitchen Diner, Study & Downstairs WC
- Two Ensuites & Luxurious Family Bathroom Suite
- Enviaable Location In Desirable Suburb Of Aigburth
- Entrance Hall & Two Impeccable Reception Rooms
- Four Bright & Generously Sized Double Bedrooms
- Delightful Garden, Driveway & Detached Garage



£699,950



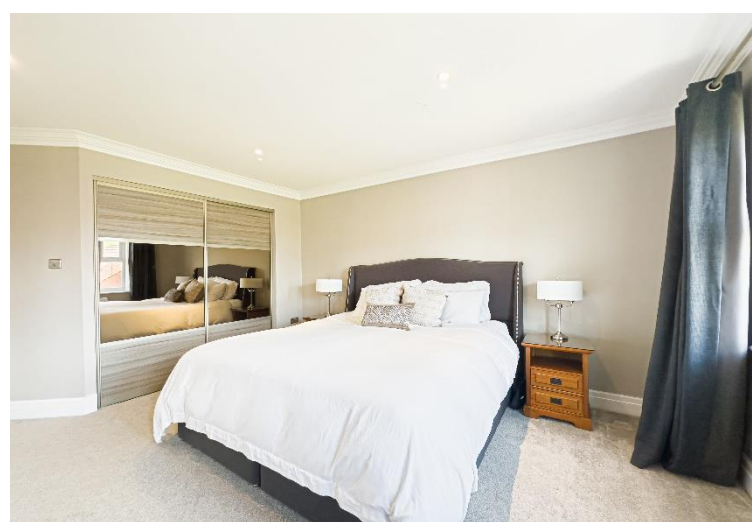
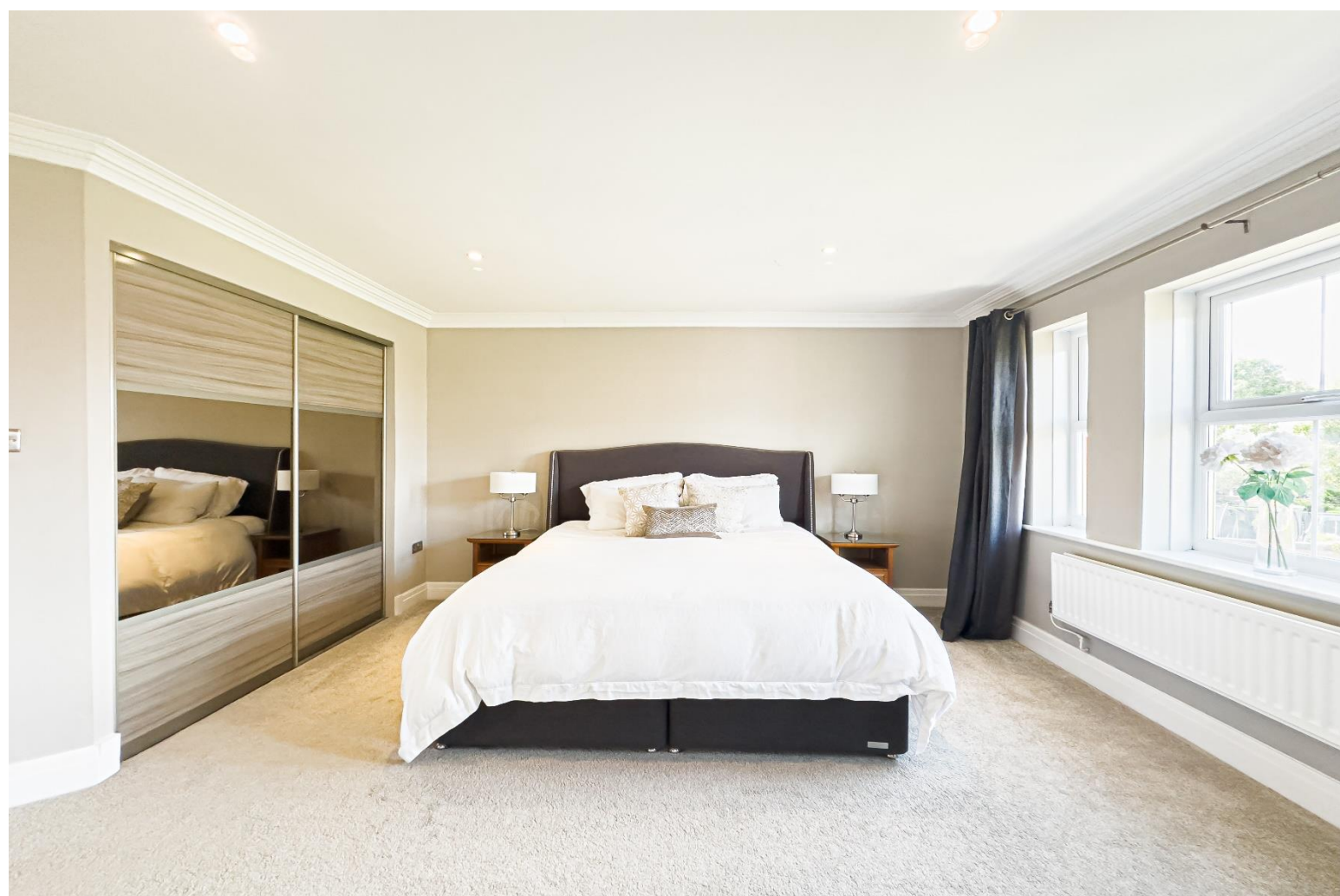


























Description

Showcased to the sales market by appointed agents Move Residential, is this truly exquisite four bedroom detached residence, enjoying an enviable location on Savoylands Close in the highly sought-after suburb of Aigburth, L17. Boasting an enticing frontage exuding kerb appeal, this property boasts expansive and versatile living proportions which have been thoughtfully designed to meet the requirements of modern living. With immaculately presented interiors finished to the most exemplary specifications throughout, this promises to make an enviable forever home for an extremely lucky family. Upon entering the residence, you are greeted by a grand entrance hall which makes a fabulous first impression and sets the tone for the accommodation to follow. From here you are led into a bright and spacious reception room, currently in use as a gym, which has been finished in a tasteful neutral décor featuring attractive wood style flooring. Following this is a stunning family lounge which enjoys two sets of french doors providing views and access out to the rear garden and flooding the room with natural light. Impeccably presented featuring plush carpeting and an eye-catching fireplace, this provides a welcoming and elegant setting for relaxing and entertaining guests. Continuing through, you will find an impressive open plan kitchen diner which is certain to impress even the most discerning of buyers, complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. With ample room to accommodate a designated dining area, this provides a social setting for enjoying family mealtimes and entertaining guests. Concluding the extensive ground floor is a bright and airy study, ideal for those who work remotely, and a convenient WC. The exceptional quality continues up to the first floor, where you will find four generously sized double bedrooms, each beautifully presented and receiving an abundance of daylight, with the master further benefitting from fitted wardrobes. The master and second bedroom enjoy the added luxury of chic ensuite shower rooms, and adding the finishing touch to the interior of this truly magnificent home is the deluxe five-piece family bathroom suite. Externally, the residence is enhanced by a substantial garden which wraps around the rear and side of the property, providing a delightful outdoor space for the whole household to enjoy. A neatly maintained lawn offers plenty of room for recreational activities, whilst a smartly flagged patio area presents a serene spot for enjoying al-fresco dining during the warmer months. To the front, a well-maintained garden area enhances the home's visual appeal, whilst a double driveway provides ample off-road parking. Further benefitting the property is a detached garage offering additional storage space.

Location

Aigburth is a genuinely varied area of Liverpool with plenty of local character, popular with students, investors, professionals and families. Property largely consists of traditional terraced housing (of all sizes) but with some large Victorian villas around Sefton Park and apartments (both purpose built and converted) appealing to both the buying and rental market. The property is located just a stones throw from Festival Gardens, a tranquil space with oriental gardens, pagodas, and waterfalls, and is also within close proximity to Otterspool Promenade, which enjoys scenic views across the River Mersey. At the heart of the area is Sefton Park, Grade II listed and covering a massive 235 acres it has something for everyone including the spectacular Victorian Palm House. Further open space can be found nearby at the Green Flag rated Greenbank Park. Connecting Aigburth Road to Sefton Park, Lark Lane attracts students, young professionals and families alike to its bohemian mix of shops, restaurants, bars, regular Farmer's Market and unique atmosphere. Further shopping is also available on Aigburth Road and there is no shortage of sport and leisure facilities, including Greenbank Sports Academy, Sefton Park and Liverpool Cricket Clubs, the Mersey Bowman Lawn Tennis Club and several Yoga and Martial Arts centres. Schools in the area are well regarded, including private schools, The Belvedere Academy and Auckland College and St Margaret's and St Hilda's C of E High Schools. Travel connections include Aigburth and St Michael's train stations, main bus routes along Aigburth Road and easy routes to John Lennon Airport and the M62.

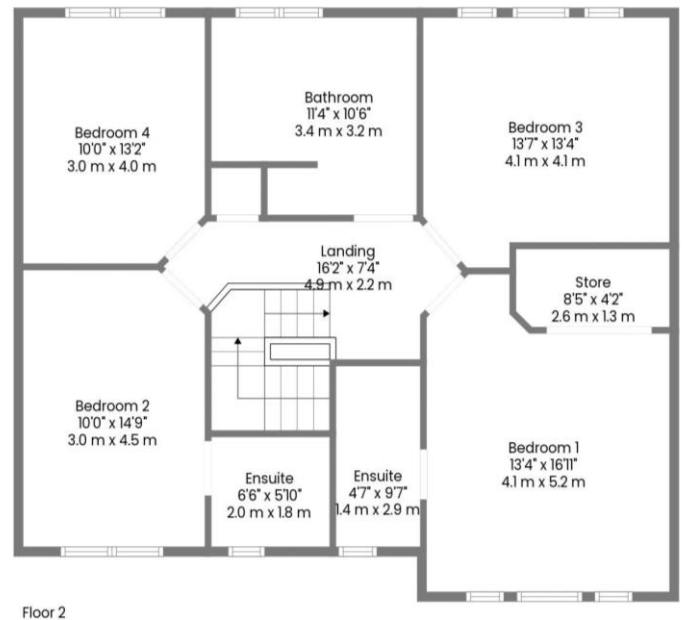
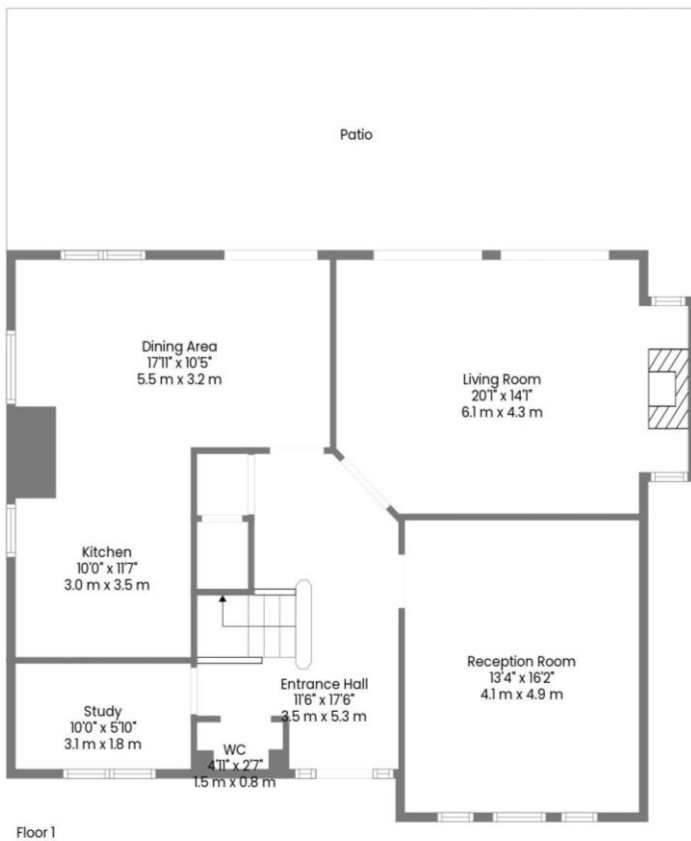
EPC Summary

Awaiting Image.

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Floor Plan



TOTAL: 2096 sq. ft, 195 m2

FLOOR 1: 1061 sq. ft, 99 m2, FLOOR 2: 1035 sq. ft, 96 m2

EXCLUDED AREAS: GARAGE: 291 sq. ft, 27 m2, PATIO: 535 sq. ft, 50 m2, WALLS: 172 sq. ft, 15 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, No Responsibility Is Taken For Any Error, Omission Or Mis-statement. This Plan Is For Illustrative Purposes Only And Should Be Used As Such By Any Prospective Purchaser.